

empower my hereinafter named Executor to sell and dispose of said house and lot, at either public or private sale, as in the judgment of said Executor is most advantageous, and without the necessity of the order of any Court whatsoever, and to convey the same to the purchaser or purchasers thereof, upon receipt in full of the purchase money. The proceeds arising from such sale to form and become a part of the residue of my estate.

TENTH: I do give and bequeath to my sister, Ella Josephine Lawrence, absolutely, all household goods, silverware, silver-plate and furnishings of all kinds and description that I may own at the time of my death and which are located in my house at Libertytown, Frederick County, Maryland.

ELEVENTH: All the rest and residue of my estate, real, personal or mixed, I do give, devise and bequeath unto the Central Trust Company of Maryland, a body corporate, in trust nevertheless, to invest and reinvest as the exigencies of the case may require, in either public or private securities, as in the judgment of said Trustee is most advantageous, and after the deduction of the reasonable costs and expenses incident thereto, to pay the net income arising therefrom as follows:

I direct said Trustee to pay to my sister, Ella Josephine Lawrence, two-thirds ($2/3$) of the net income arising from the trust estate, as above set forth, for and during the term of her natural life.

I direct said Trustee to divide the other one-third ($1/3$) of the net income arising from the above trust estate, equally between my niece, Margaret Jane Downey, and my nephew, C. A. Lawrence Downey, for and during the term of their natural lives.

Upon the death of either Margaret Jane Downey, or C. A. Lawrence Downey, said Trustee is directed to pay the share of the one so dying to the survivor, for and during the term of his or her natural life.

Upon the death of the survivor of my niece, Margaret Jane Downey, or my nephew, C. A. Lawrence Downey, I direct said Trustee to pay the income heretofore made payable to Margaret Jane Downey and C. A. Lawrence Downey, or the survivor of them, to Ella Josephine Lawrence, for and during the term of her natural life, in the event she survives them.

Upon the death of Ella Josephine Lawrence, and provided Margaret Jane Downey and C. A. Lawrence Downey, or either of them should survive her, then